

BYLAW NO. 3357/DD-2026

Being a bylaw to amend Bylaw 3357/2024, the Zoning Bylaw of The City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS
AS FOLLOWS:

Bylaw No. 3357/2024 is hereby amended as follows:

1. Section 1.100 'Land Use Zone Boundaries' is deleted and replaced with the following:

1.100 Zone Boundaries

- 1.100.1 Subject to this section, Zone boundaries are shown in the Land Use Zone Maps in Appendix "A".
- 1.100.2 The location of a Zone boundary must be determined by interpreting the Land Use Zone Maps together with this Bylaw, and any bylaw adopting or amending the applicable Zone boundary, and subsections 1.100.3 to 1.100.9. A Zone boundary is not determined solely by the width, centre, or edge of a line, or other indicator, shown on a Land Use Zone Map.
- 1.100.3 Where a Zone boundary is shown as approximately following the centre of a Road, lane, or other public thoroughfare, the Zone boundary follows the centre line of the right of way.
- 1.100.4 Where a Zone boundary is shown as approximately following the Boundary of a Site, the Zone boundary follows the Site Boundary.
- 1.100.5 Where a Zone boundary is shown as approximately following the limits of the City, the Zone boundary follows the City limits.
- 1.100.6 Where a Zone boundary is shown as approximately following the boundary of a pipeline, railway, or utility right of way, the Zone boundary follows the boundary of the pipeline, railway, or utility right of way.
- 1.100.7 Where a Zone boundary is shown as approximately following the edge or shoreline of a river, creek, or lake, it follows that line. A permanent natural change in the edge or shoreline of a river, creek, or lake, changes the Zone boundary only when established by a legal survey or Report accepted by the City.

- 1.100.8 Where a Zone boundary is shown as approximately following a Crest or top of bank line, the Zone boundary follows that line. A permanent natural change to a Crest or top of bank line changes the Zone boundary only when established by a legal survey or Report accepted by the City.
- 1.100.9 Where a Zone boundary is shown as generally parallel to or as an extension of any of the features described in subsections 1.100.3 to 1.100.8, the Zone boundary follows a line parallel to or extending from that feature.
- 1.100.10 Where a Zone boundary divides a parcel of land, each part of the parcel is subject to the Zone.
- 1.100.11 Provided the location and legal effect of a Zone boundary is not changed, the City Manager is authorized to update the Land Use Zone Maps administratively, without bylaw amendment, to:
- 1.100.12.1 correct a clerical, technical, grammatical, typographical, drafting, labelling, GIS, or cartographic error;
 - 1.100.12.2 improve the scale, coordinate accuracy, format, symbology, labels, or base map information;
 - 1.100.12.3 depict, without changing the legal effect, the location of a Zone boundary determined under subsections 1.100.3 to 1.100.9; or
 - 1.100.12.4 depict parcel changes following registration of a subdivision plan, or other instrument, provided the update does not change a Zone boundary.

READ A FIRST TIME IN OPEN COUNCIL this day of 2026.

READ A SECOND TIME IN OPEN COUNCIL this day of 2026.

READ A THIRD TIME IN OPEN COUNCIL this day of 2026.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2026.

MAYOR

CITY CLERK